159.0	0002	0013.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	956,400 /	956,400
					USE VALUE:	956,400 /	956,400
					ASSESSED:	956,400 /	956,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
191		OAKLAND AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KASTER CHRISTOPHER J & JACLYN	
Owner 2:		
Owner 3:		
Street 1:	191 OAKLAND AVE	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA Cntry:	Own Occ: Y
Postal:	02476	Type:

PREVIOUS OWNER

Owner 1:	WARD BRUCE D & CHERYL A -
Owner 2:	-
Street 1:	69 RICHFIELD ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 5,000 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1925, having primarily Clapboard Exterior and 2335 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5000.000	554,200	3,200	399,000	956,400
Total Card	0.115	554,200	3,200	399,000	956,400
Total Parcel	0.115	554,200	3,200	399,000	956,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 409.68 | /Parcel: 409.6

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 105488

GIS Ref

GIS Ref

Insp Date 05/29/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 159.0-0002-0013.0

!12390!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	554,300	3200	5,000.	399,000	956,500	956,500	Year End Roll	12/18/2019
2019	101	FV	432,300	3200	5,000.	399,000	834,500	834,500	Year End Roll	1/3/2019
2018	101	FV	432,300	3200	5,000.	336,300	771,800	771,800	Year End Roll	12/20/2017
2017	101	FV	157,500	3800	5,000.	307,800	469,100	469,100	Year End Roll	1/3/2017
2016	101	FV	157,500	3800	5,000.	262,200	423,500	423,500	Year End	1/4/2016
2015	101	FV	138,400	3900	5,000.	228,000	370,300	370,300	Year End Roll	12/11/2014
2014	101	FV	138,400	3900	5,000.	210,900	353,200	353,200	Year End Roll	12/16/2013
2013	101	FV	138,400	3900	5,000.	200,600	342,900	342,900		12/13/2012

PRINT

Date	Time
12/11/20	02:28:58

LAST REV

Date	Time
06/19/18	12:17:04

mmcmakin

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 12390

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WARD BRUCE D &	68561-335		12/9/2016		1,025,900	No	No		
YEO WOON C,	67189-495		5/3/2016	Change>Sale	465,000	No	No		
DI FLUMERI CARM	22077-422		5/29/1992		157,000	No	No		Y

USER DEFINED

Prior Id # 1:	105488
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/4/2017	357	Heat App	3,500	C				
11/22/2016	1435	New Wind	4,676	C				
7/14/2016	977	Heat App	17,000		7/14/2016			2 systems with duc
5/12/2016	616	Addition	218,000	O				Second Floor Addit
3/4/1992	56	Manual	1,300					WOOD/BURNING/STOVE

ACTIVITY INFORMATION

Date	Result	By	Name
5/29/2018	MEAS&NOTICE	BS	Barbara S
7/19/2017	Sales Review	PT	Paul T
10/18/2016	Measured	DGM	D Mann
10/18/2016	Permit Visit	DGM	D Mann
3/10/2009	Meas/Inspect	372	PATRIOT
11/17/2008	Meas/Inspect	345	PATRIOT
1/15/2000	Inspected	264	PATRIOT
12/16/1999	Mailer Sent		
12/6/1999	Measured	256	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5000		Sq. Ft.	Site		0	70.	1.14	7									399,000						399,000	

Total AC/HA: 0.11478 | Total SF/SM: 5000 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 399,000 | Spl Credit | Total: 399,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1925	Eff Yr Blt:	2017
Alt LUC:		Alt %:	
Jurisdict:	G18	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	0.2	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	0.2	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.20482159
Const Adj.:	0.98990101
Adj $ / SQ:	149.082
Other Features:	108819
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	555331
Depreciation:	1111
Depreciated Total:	554220

COMMENTS

OF=SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs:	8	BRs:	4	Baths:	2	HB						

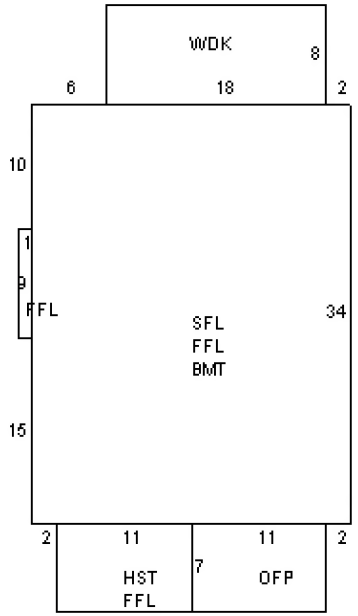
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	1
Totals			
1	8	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	180.39
Special Features:	0	Val/Su Net:	184.86
Final Total:	554200	Val/Su SzAd	292.84

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	970	149.080	144,609
BMT	Basement	884	71.560	63,258
SFL	Second Floor	884	149.080	131,788
WDK	Deck	144	12.810	1,845
OFP	Open Porch	77	37.550	2,891
HST	Half Story	39	149.080	5,740

Net Sketched Area:	2,998			Total:	350,131
Size Ad	1892.5	Gross Are	3036	FinArea	2335

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	50	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 159.0-0002-0013.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	10X19	A	AV	1925	28.16	T	40	101			3,200			3,200

More:	N	Total Yard Items:	3,200	Total Special Featues:	Total: 3,200